

96020965

202

SHANNON FOREST, DN. 2

13

P 153

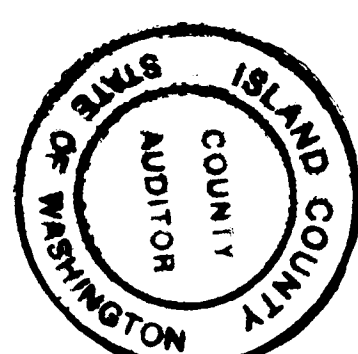
320 2302

153

PLAT OF
SHANNON FOREST
DIV. NO. 2

CERTIFICATE OF TITLE
Recorded December 9 1996 in Volume 718
page 114 under Auditor's File No. 96020965
records of Island County, Washington.

RECORDING CERTIFICATE
Filed for record at the request of RNA Assoc.
this 9th day of December 1996 and recorded in Volume
15 of Plats, page 154, 153 under Auditor's File No.
96020965 records of Island County, Washington.
Art Hyland by G. J. Rind
Island County Auditor Deputy County Auditor



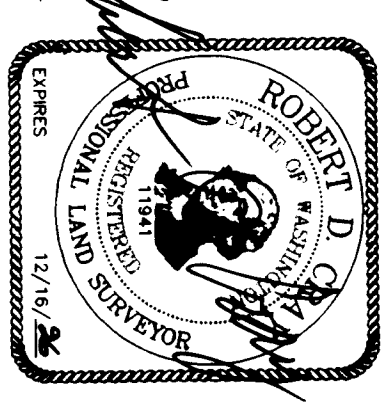
APPROVALS
Exempted and approved this 2ND day of Dec
1996
Randy A. Jones for
RYAN GOODMAN, P.E.
Oak Harbor City Engineer

I hereby certify that the within Plat of SHANNON FOREST
DIV. NO. 2, is duly approved by the City of Oak Harbor
Planning Commission this 3 day of Dec
1996
Chris Korman
CHRISTOPHER KORMAN
Planning Commission Chairman
Approved by the Council of the City of Oak Harbor
Washington, this 22nd day of December 1996
ATTEST:
Rosemary Morrison Stephen A. Denbach
ROSEMARY MORRISON, CLERK THE HONORABLE MAYOR
City of Oak Harbor STEPHEN A. DENBACH
City of Oak Harbor

LAND SURVEYOR'S CERTIFICATE

I hereby certify the Plat of SHANNON FOREST DIV. NO. 1
is based upon an actual survey and subdivision of Section 3,
Township 32N., Range 1East W.M.; that the courses and
distances are shown correctly thereon; that the monuments
have been set and the lot corners staked correctly on the
ground; and that I have fully complied with the provisions
of the statutes and platting regulations.

Robert D. Gray
ROBERT D. GRAY
Island Surveyor
Certification No. 11941
Expiration date 12/16/96
12/16/96



LAND DESCRIPTION
A portion of the Southwest Quarter of the Northwest Quarter of Section 3, Township 32 North
Range 1 East of the Willamette Meridian, described as follows:

That portion of the Southwest Quarter of the Northwest Quarter of said Section 3, lying
Northeast of Swanton Ave, West of Heller Street, and South of the Plat of
SHANNON FOREST DIV. NO. 1, as recorded in Volume 13 of Plats, page 133, under
Auditor's File No. 95017821, records of Island County, Washington.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Puget
Sound Power & Light Company, General Hydroelectric
Company of the Northwest U.S. Postal Service, and TCI
Systems and their respective successors and assigns
under and upon the exterior ten (10) feet of the front of
each lot and tract abutting the streets as herein platred and as
proposed to be platred future streets, water, gas, and
cable television services, together with the right to access at all
times for the purposes stated.
A 15.00 ft. drainage easement for the benefit of Lots 60 thru 73.
See note F sheet 1 of 2

A temporary pedestrian easement over the easterly 2.00 ft. of Lots
73 thru 76 for a temporary 5 ft. asphalt walk to be extinguished
at some future date upon the construction of a permanent
sidewalk as determined by the City of Oak Harbor.

NOTES

1. Certification, as contained herein, comprises the dedication of
the surveyor's professional judgement. It does not constitute an
arranty or of the responsibility to abide by contract documents,
applicable codes, standards, regulations, and ordinances.
2. All lot corners and points of survey are marked on the ground
with a rebar and plastic plug marked "FK LS 11941 unless noted
otherwise.
- 11/15/96
retro primes (+/- (5mm + 3ppm), +/- "1" calibrated at NGS baseline,
March 28, 1996
4. Beading system is based upon the NAD 1927 Coordinate System,
North Zone.
5. The principal permitted use of all lots is one detached single
family dwelling.
- 6.No permanent building, deck, fencing or other structure shall be
erected within the 25 ft. Landscape Buffer. Fences are allowed along
the south line of the south buffer (North Boundary of Indian Ridge)
and along side lot lines.
7. No direct vehicular access to Swanton Ave. or Heller Street
from the lots in this plat shall be allowed.
- 8.Natural vegetation is to remain within the 25' Landscape Buffer,
except trees determined to be a hazard may be removed, subject
to approval by the City of Oak Harbor.
9. A 100' pollution control zone affecting Lots 72 and 73 as described
in the Restrictive Covenants as recorded under Auditor's File No.
142086, records of Island County Washington.
- Said Zone restricts the use within the 100 ft. radius as follows: The grantor's
(their) heirs, successors and assigns will not construct, maintain or suffer to
be constructed or maintained upon the said land of the grantor and within (100)
feet of the well of the grantee, so long as the same is operated to furnish
water for public consumption, any of the following: cesspools,sewers,privies,
septic tanks,munure piles,garbage of any kind or description,barns, chicken
houses,rabbit hutches,pigpens or other enclosures or structures for the keeping
or maintenance of fowls or animals.

TREASURER'S CERTIFICATES
I hereby certify that there are no
delinquent special assessments and all
special assessments on any of the
property herein contained dedicated as
streets, alleys or for other public
use are paid in full
this 2 day of December 1996

Denise L. Stubsbee
DENISE L. STUBSBE
City Finance Director

All taxes levied which have become a
lien upon the lands herein described
have been fully paid and discharged
according to the records of my office,
including taxes for the current year,
1996
Maxine R. Sauter
MAXINE R. SAUTER
County Treasurer

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, the
undersigned, owners in fee simple and mortgage holder,
HEREBY DEDICATE this plat of land, together with
the public streets, alleys, and easements, or whatever
public property there is shown on the plat and the use
thereof for any and all public purposes not inconsistent
with the use thereof for public highway purposes, also, the
right to make all necessary improvements to the
land, including the grading of the streets, the responsible
grading of all streets and easements shown hereon.
Also, the right to drain the streets and easements over and
across any lot, or lots, where water might take a natural
course after the street is graded. Public utilities above and
below ground in the streets and easements shown hereon
dedicated to the City of Oak Harbor, Washington.
Granted hereby is a waiver of all claims for damages
against the City of Oak Harbor which may be occasioned
to the adjacent land within the plat by the established
construction, drainage, and maintenance of said streets.

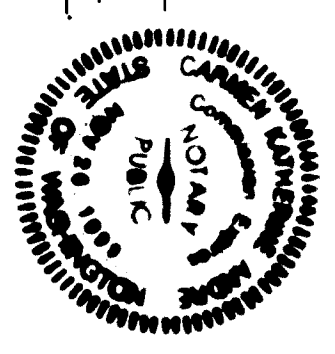
Restrictive and protective covenants applying to all lots in
this plat are recorded in Volume 932 pages 1
under Auditor's File No. 96020965 records of
Island County, Washington.

IN WITNESS WHEREOF, we have hereunto set our hands
and seals this 22nd day of December 1996

Sharon A. Exley
SHARON A. EXLEY
VICE-PRESIDENT
INTERWEST SAVINGS BANK
(760707641)

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF ISLAND
I certify that I know or have satisfac-
tory evidence that Erling F. Bongston
is the person who appeared before me,
and said person acknowledged that he
signed this instrument, on oath stated
that he was authorized to execute the
instrument and acknowledged it as
President of FORESIGHT INVESTMENTS,
INC., a Washington corporation, to be the
free and voluntary act of such party for
the uses and purposes mentioned in the
instrument, Dated: 11/15/96

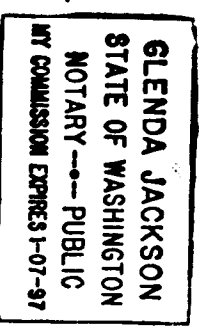


Carroll K. Under
NOTARY PUBLIC in and for the State of
Washington, residing at Oak Harbor
My appointment expires 11/14/99

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF ISLAND
I certify that I know or have satisfac-
tory evidence that Sharon A. Exley
is the person who appeared before me,
and said person acknowledged that she
signed this instrument, on oath stated
that she was authorized to execute the
instrument and acknowledged it as Vice-
President of INTERWEST SAVINGS BANK,
a Washington corporation, to be the
free and voluntary act of such party for
the uses and purposes mentioned in the
instrument, Dated: 11-21-96

Glenda Jackson
GLENDA JACKSON
NOTARY PUBLIC in and for the State of
Washington, residing at Island County
My appointment expires 11/19/97



226 2333

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PLAT OF
SHANNON FOREST
DIV. NO. 2

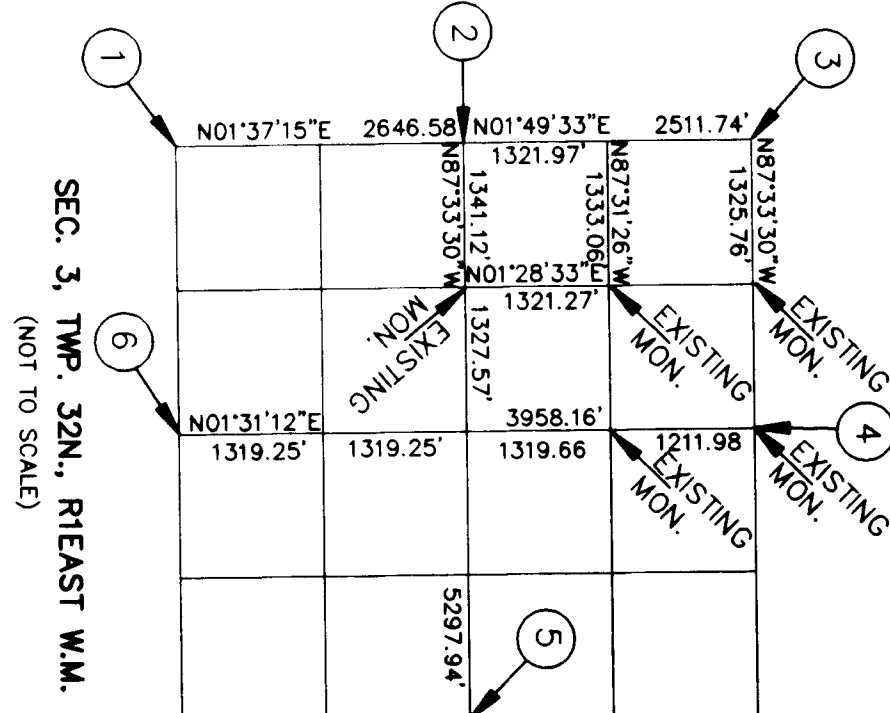
SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
OAK HARBOR—ISLAND COUNTY—WASHINGTON



SCALE IN FEET

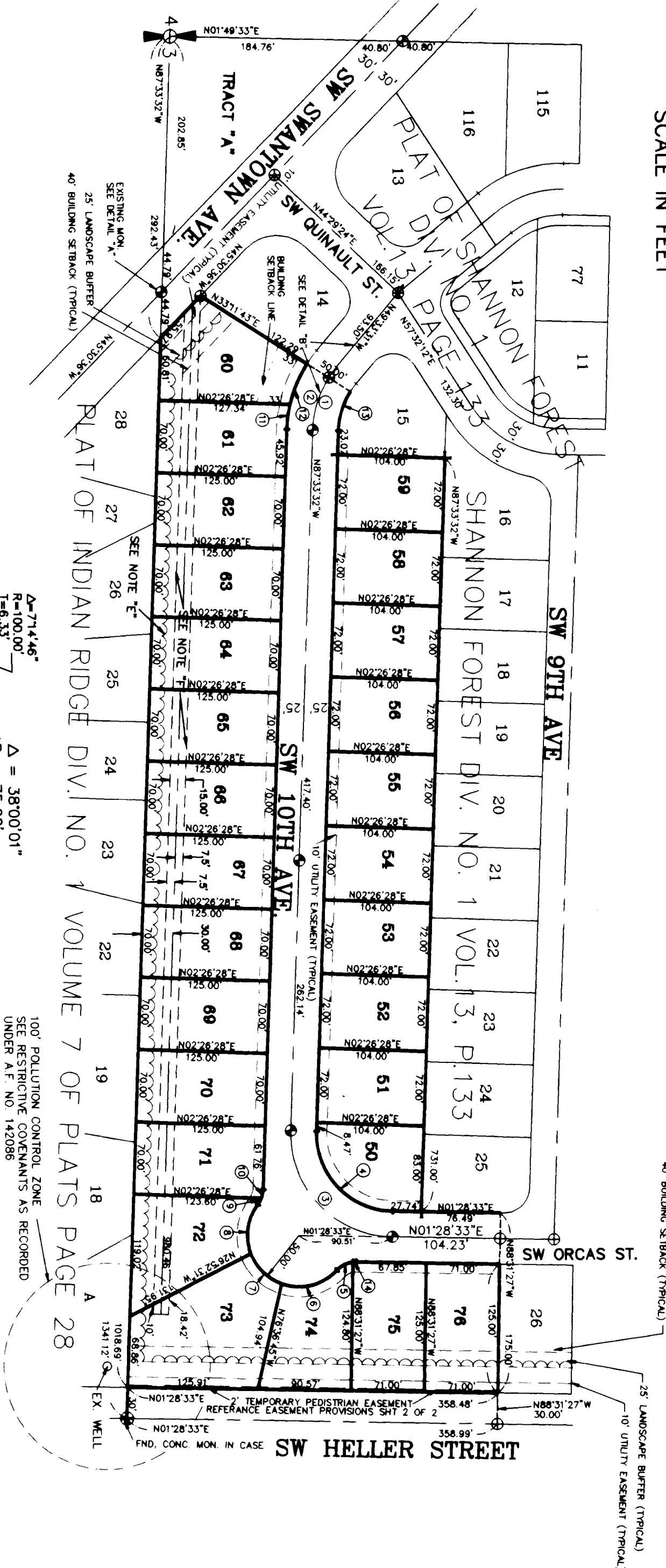
- 1. CONCRETE MONUMENT PG CAP WITH F&K DISK AND CU TACK LISTS.
- 2. NO CAST ALUM SURFACE MONUMENT.
- 3. STAMPED FAKEMA & KINGMA, INC LS 11941.
- 4. SET CAST ALUM SURFACE MON. THIS SURVEY UNLESS NOTED OTHERWISE.

SUBDIVIDER
ERLING F. BANGSTON, PRESIDENT
FORESIGHT INVESTMENTS, INC.
P.O. BOX 889
OAK HARBOR, WA 98277
(360) 321-6300, (360) 678-1933



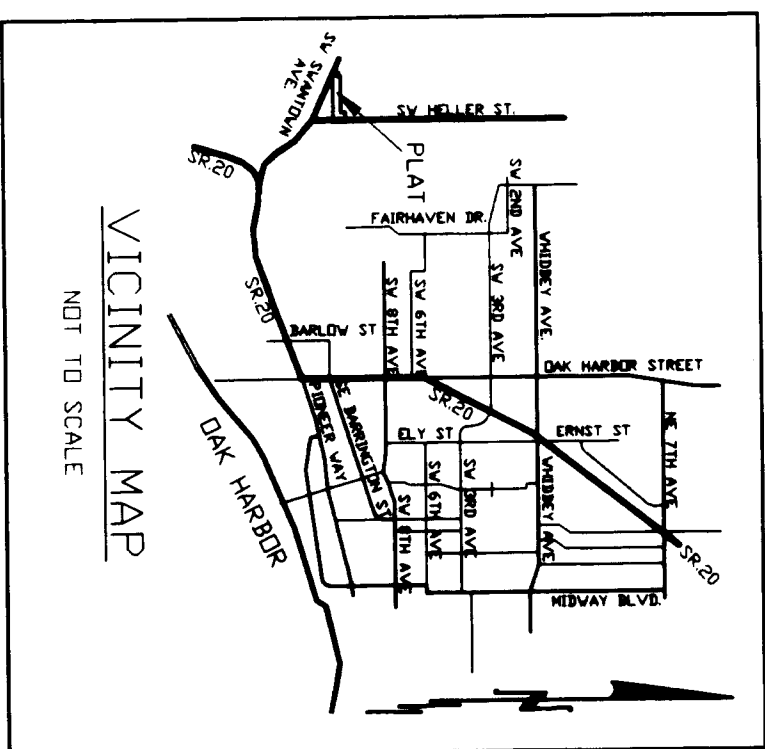
SEC. 3, TWP. 32N., R1EAST W.M.
(NOT TO SCALE)

- SECTION 3 CORNER DESCRIPTION
1. SOUTHWEST CORNER SEC. 3, Q10 SET POST MAY 20, 1898. FAKEMA & KINGMA FOUND CORNER AND MARCH 22, 1995. CORNER IS A CONCRETE MON. WITH PLUG AND TACK.
 2. WEST 1/4 CORNER SEC. 3, Q10 SET POST MAY 25, 1898. CORNER IS A CONCRETE MON. ON A E/W FENCE LINE. FAKEMA & KINGMA FOUND CORNER MARCH 17, 1986. VISITED 3/22/95.
 3. NORTHWEST CORNER SEC. 3, Q10 SET POST MAY 10, 1898. FAKEMA & KINGMA FOUND CORNER MARCH 12, 1973.
 4. NORTH 1/4 CORNER SEC. 3, Q10 SET POST MAY 10, 1898. CORNER IS A CONCRETE MON. ON A E/W FENCE LINE.
 5. EAST 1/4 CORNER SEC. 3, Q10 SET POST MAY 20, 1898. CORNER IS A CONCRETE MON. ON A E/W FENCE LINE.
 6. SOUTH 1/4 CORNER SEC. 3, Q10 SET POST MAY 24, 1898. H.L. MORGAN C.E./L.S. FOUND SPK AND REPLACED WITH CONCRETE MONUMENT SET IN CASE. VISITED BY DON SCHOCH 12/23/92. IN OCT. 1982, JAN. 1990, FEB. 1990, MAY 1991 AND AUGUST 1992.



CURVE TABLE

① Δ = 30°45'15"	④ Δ = 90°57'56"	⑦ Δ = 49°26'10"	⑩ Δ = 19°15'21"
R = 100.00'	R = 75.00'	R = 50.00'	R = 25.00'
L = 53.68'	L = 119.07'	L = 43.14'	L = 8.40'
TOTAL CURVE			
② Δ = 38°00'01"	⑤ Δ = 40°56'28"	⑧ Δ = 58°00'28"	⑪ Δ = 11°06'28"
R = 100.00'	R = 25.00'	R = 50.00'	R = 125.00'
L = 34.43'	L = 17.86'	L = 50.62'	L = 24.23'
③ Δ = 90°57'56"	⑥ Δ = 67°02'50"	⑨ Δ = 16°04'49"	⑫ Δ = 19°38'47"
R = 100.00'	R = 50.00'	R = 25.00'	R = 125.00'
L = 158.76'	L = 58.51'	L = 7.02'	L = 42.86'
⑬ Δ = 30°45'15"	⑭ Δ = 07°14'55"		
R = 75.00'	R = 25.00'		
L = 40.26'	L = 3.16'		



VICINITY MAP
NOT TO SCALE

DETAIL "A"
NTS

DETAIL "B"
NTS

- NOTE:
- NO BUILDING, DECK OR FENCING SHALL BE ALLOWED WITHIN 25' LANDSCAPE BUFFERS. FENCES ARE ALLOWED WITHIN THE SOUTH BUFFER (NORTH BOUNDARY OF INDIAN RIDGE) AND ALONG SIDE LOT LINES.
 - NATURAL VEGETATION IS TO REMAIN WITHIN ALL LANDSCAPE BUFFERS, EXCEPT TREES DETERMINED TO BE A HAZARD MAY BE REMOVED AND REPLACED BY CITY OF OAK HARBOR.
 - THE SHANNON FOREST ASSOCIATION IS RESPONSIBLE FOR LANDSCAPE BUFFERS, INCLUDING ANY MAINTENANCE, PROTECTION OR REPLANTING OF TREES WITHIN EASEMENTS.
 - NO STREET ACCESS SHALL BE PERMITTED TO HELLER STREET OR SWANTOWN AVE. ACROSS LANDSCAPE BUFFERS.
 - 15.00 FT LANDSCAPE BUFFER.
 - 15.00 FT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 60 THRU 73.

